

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use %not applicable+or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements . that do not contribute meaningfully to the analysis of the proposal.

## **A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

**Mine Hill Road**

2. Name of applicant: [\[help\]](#)

**Boardwalk Real Estate, LLC**

3. Address and phone number of applicant and contact person: [\[help\]](#)

**Applicant:** 17533 47<sup>th</sup> Ave NE  
Seattle, WA 98155  
206-227-0020

**Contact Person:** Maher A. Joudi, P.E.  
620 7th Avenue  
Kirkland, WA 98033  
425-827-3063

4. Date checklist prepared: [\[help\]](#)

**September 11, 2019, updated June 26, 2020**

5. Agency requesting checklist: [\[help\]](#)

**City of Issaquah**

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

**Construction will start upon the receipt of all required building and construction permits. This is estimated to occur in the summer of 2021.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

**The Project is the construction of 18 single-family attached and detached residences, and retention of two existing single-family detached residences**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

**Stormwater Site Plan**

**D. R. STRONG Consulting  
Engineers Inc.**

**Geotechnical Report**

**Icicle Creek Engineers, Inc.**

**Mine Hazard Study**

**Icicle Creek Engineers, Inc.**

**Arborist Report**

**Creative Landscape Solutions**

**Stream and Wetland Assessment Aquatica Environmental Consulting, LLC**

**Conceptual Mitigation Plan**

**Aquatica Environmental Consulting, LLC**

**Traffic Assessment**

**Transportation Engineering NorthWest**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None to our knowledge.

10. List any government approvals or permits that will be needed for your proposal, if known.

[\[help\]](#)

**SEPA Determination**

**City of Issaquah**

**Water and Sewer Certificates**

**City of Issaquah**

**Other Customary Construction Related Permits**

**City of Issaquah**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

**Subdivide approximately 4.90 acres into 20 single-family lots. Access to 17 of the 20 lots will be constructed in existing right-of-way from the north via Clark Street. Access to 3 lots (including the two existing residences) will be from Mine Hill Rd SW.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

**Site Addresses: 345 & 375 Mine Hill Rd SW, Issaquah, WA 98027**

**The Site is in NE ¼ of Section 33, Township 24 North, Range 6 East, W.M. The Site address is 345 & 375 Mine Hill Road SW. The Site is bound by single family residences to the west and south, attached single family to the North, and Mine Hill Road SW to the east.**

Legal Description:

**PETERSEN PARCEL (345 Mine Hill Rd SW):**

**A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W M, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 1,209.51 FEET SOUTH OF AND 1,320.29 FEET WEST OF THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W M, IN KING COUNTY, WASHINGTON, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND SOLD TO W C JENKS, THENCE NORTH 88°54'25" WEST 23.01 FEET; THENCE SOUTH 1°24'15" EAST 198 FEET; THENCE SOUTH 89°00' EAST 636.35 FEET; THENCE NORTH 3°21' EAST 103.68 FEET; THENCE SOUTH 88°54'25" EAST 176.57 FEET TO THE MOST EASTERLY POINT OF THIS TRACT; THENCE NORTH 61°23' WEST 106.01 FEET;**

THENCE NORTH 29°30' WEST 51.50 FEET; THENCE NORTH 88°54'25" WEST  
ALONG THE SOUTHERLY BOUNDARY OF THE W C JENKS TRACT 672.63 FEET TO  
THE PLACE OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ISSAQUAH BY AUDITOR'S  
FILE NUMBER 9408260846, IN KING COUNTY, WASHINGTON.

MCFERON PARCEL (375 Mine Hill Rd SW):

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER  
OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN,  
IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1407.01 FEET SOUTH OF AND 1348.14 FEET WEST OF  
THE NORTHEAST CORNER OF SECTION 33; THENCE SOUTH 01°24'15" WEST 132  
FEET; THENCE SOUTH 89°00' EAST 644.95 FEET; THENCE NORTH 02°20' WEST  
132.24 FEET; THENCE NORTH 89°00' WEST 636.35 FEET TO THE POINT OF  
BEGINNING.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth [\[help\]](#)

#### a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

**In general, the majority of the property has slopes that range between 0 to 15%.  
Generally, the land slopes from the west to the east. There exists a stream in the  
east part of the property within a well-defined, steep-sided ravine, which will be  
enclosed within a critical areas tract.**

#### b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

**There is an isolated area with slopes reaching greater than 40%.**

#### c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

**Per the United States Department of Agriculture (USDA) Web Soil Survey, the site is  
composed of Kitsap silt loam (KpC and KpD) with slopes ranging from 8 to 15%  
(KpC) and 15 to 30% slopes (KpD). See geotechnical studies by Icicle Creek  
Engineers for specific results of borings/test throughout the site.**

#### d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

**None to our knowledge. A study was conducted on the Steep Slope Hazard areas as  
defined by Issaquah Municipal Code and per the conclusions of the Geotechnical  
Study, "...these slopes are stable in the existing condition and should be exempt**

from Steep Slope Hazard regulation.” (Geotechnical Engineering Services, Icicle Creek Engineers).

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

**The proposed grading will be to construct roads, utilities, building pads, etc. The preliminary estimates of earthwork volumes are: 13,461 cubic yards of cut and 7,644 cubic yards of fill. This results in a net export of 5,818 cubic yards. Any extra unwanted soil will be exported to an approved location or utilized in building pad areas.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

**There could be a short-term increase in the potential for on-site erosion where soils are exposed during Site preparation and construction. However, the Project will comply with all applicable erosion control measures, short and long term.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

**±37% of the Site will be covered with impervious surfaces after construction.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

**A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, stabilized construction entrance, controlled surface grading, and other measures which may be required at the time of construction.**

## **2. Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

**Short-term emissions will be those associated with construction and Site development activities. These will include dust and emissions from construction equipment. The Project will not result in any known long-term air emissions, other than those typical for single family homes.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

**Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

**The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the Site, and maintaining gravel construction entrances.**

### 3. Water [\[help\]](#)

#### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

**Yes, there exists two streams and one wetland located onsite of the subject property. Wetland A was categorized as a Category III wetland per the Critical Area Study, Wetlands and Streams, prepared by Aquatica Consulting, LLC on October 23, 2018). Mine Hill Creek, has been classified by the City of Issaquah as a Class 2 stream without salmonids which discharges to Issaquah Creek within a ¼ mile of discharging from the project Site. Stream B is a ephemeral, intermittent section of stream channel that is classified as a Class 4 stream. See Conceptual Mitigation Plan prepared by Aquatica Consulting, LLC dated September 2019.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

**Yes, there will be work adjacent to the aforementioned bodies of water. Mine Hill Creek, Stream B and Wetland A and associated buffers will be enclosed in sensitive area tracts and easements. The project proposes buffer averaging of the wetland and stream buffers, utility installation and stormwater outfalls in the buffers, as well as the conversion of and existing road in the buffer to a trail. There will no no wetland fill and no impact to streams within their ordinary high water marks. Stormwater outfalls will be in the buffers and not discharged directly within the stream channel.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

**None.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

**No. The two streams and wetland will remain undisturbed.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

**There are no FEMA mapped flood plains within the Site.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

**No, a public sanitary sewer system will be installed to serve the residential units. As long as prescribed BMP's are followed during construction, there is negligible risk of any discharge of waste materials to surface water.**

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

**No ground water will be withdrawn, and no water is planned to be discharged to groundwater. Public water mains will be installed to serve the development.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

**No waste material will be discharged into the ground. The Site will be served by a public sanitary sewer system.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

**Stormwater runoff will result from the proposed roads, driveways, and roof areas. The runoff will be collected in a series of catch basins and piped to a combined detention/wetvault that will discharge into the stream buffers. No direct discharges will occur within the ordinary high water mark of the streams. Please see the Storm Drainage plans and Report for more details.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

**The proposed stormwater system will be designed to minimize or eliminate entry of waste materials or pollutants to ground water resources and/or surface waters. Oils, grease, and other pollutants from the addition of paved areas could potentially enter the groundwater or downstream surface water runoff, although the project will adhere to all stormwater treatment and detention requirements to minimize and avoid impacts to surface and groundwater..**

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

**A City of Issaquah approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control surface runoff during construction and after development.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

**A City of Issaquah approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control surface runoff during construction and after development.**

#### 4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ deciduous tree: alder, maple, aspen, other  
☒ evergreen tree: fir, cedar, pine, other  
☒ shrubs  
☒ grass  
☒ pasture  
☐ crop or grain  
☐ Orchards, vineyards or other permanent crops.  
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☒ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

**A combination of ornamental, lawn, and forested vegetation types will be removed in the portion of the property proposed for development. With the exception of impacts for utility installation, all vegetation within the averaged stream and wetland buffers will be preserved and left undisturbed, with the exception of invasive plants which will be removed and replaced with desirable native species as described in the wetland mitigation plan. Vegetation in the areas of the site to be developed will be removed or altered during construction following IMC 18.12.1385.B accordingly.**

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

**None known on the site. Puget Sound Chinook salmon are present further downstream in Issaquah Creek and are a federally-listed threatened species.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

**The project proposes to retain 30% of the significant trees within the Site Area, and additional trees will be planted pursuant to IMC 18.12.1390 to meet city requirements. In addition, enhancement of the critical area buffers in many areas (including removal of invasive species, and replantings with native plants) is proposed. Landscape plans will be prepared for the proposed development pursuant to City of Issaquah Municipal Code.**

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

**Armenian blackberry (*Rubus armeniacus*), Japanese knotweed (*Polygonum cuspidatum*), and morning glory (*Convolvulus arvensis*), are present on the site.**

#### 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

**A variety of birds, mammals and reptiles are expected to utilize the site including songbirds, owls, hawks, bears, racoons, possums, and garter snakes.**

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

**None known on the site. Puget Sound Chinook salmon are present further downstream in Issaquah Creek and are a federally-listed threatened species.**

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

**Western Washington is located in the Pacific Flyway, includes a wide variety of migratory birds**

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

**Critical area buffers will remain undisturbed to maximum extent feasible. These are naturally wooded areas adjacent to the stream and onsite wetland. The Conceptual mitigation plan includes proposed enhancements to vegetation and removal of invasive species with the critical areas tracts. Invasive plant removal and replacement with native species will benefit wildlife.**

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

**None known.**

**6. Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

**Electric and Natural Gas will serve as the primary energy source for residential heating and cooking within the development. Any wood stoves incorporated into the new residential units will comply with all local and State regulations.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

**No.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

**The required measures of the Washington State Energy Code and the Uniform Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.**

**7. Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

**There are no known on-site environmental health hazards known to exist today, and**

**none will be generated as a direct result of this proposal.**

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

**None known.**

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

**The Site is located on a Coal Hazard Area. There has been a Coal Hazard Study conducted on the project Site and the recommendations of this study will be incorporated into plat design and construction.**

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

**Gasoline will be used to operate construction equipments.**

- 4) Describe special emergency services that might be required. [\[help\]](#)

**No special emergency services will be required.**

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

**Special measures are not anticipated.**

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

**The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets.**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

**Short-term impacts will result from the use of construction equipment during construction of the storm drainage conveyance system. Construction will occur during the daylight hours, and in compliance with all noise ordinances. Heavy equipment, hand tools and the transporting of construction materials and equipment generate construction noise. Long-term impacts will be the increase in number of cars in the area due to the construction of these homes. Noise would be present mainly during daytime hours.**

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

**Construction will be performed during normal daylight hours.**

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

**The Site and adjacent properties are used as detached single family residential homes, and multifamily apartment structures. Current land uses on nearby or adjacent properties will not be affected.**

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

**Not to our knowledge.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

**Not to our knowledge.**

- c. Describe any structures on the site. [\[help\]](#)

**The Site is currently developed with three single-family homes, gravel driveways, one detached garage, three sheds and landscaping.**

- d. Will any structures be demolished? If so, what? [\[help\]](#)

**Yes. One single-family residence and associated outbuildings/gravel driveway will be removed. Two single family houses will remain on-site and will occupy two of the proposed lots.**

- e. What is the current zoning classification of the site? [\[help\]](#)

**The current zoning classification is Single Family Suburban, SF-S.**

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

**Low density residential (4.5 du/acre)**

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

**N/A**

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

**Yes, the Site has been classified as a Coal mine hazard area and contains City identified wetland and streams.**

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

**2.57 x 20 people (approximately 51 people) would reside in the completed project.**

- j. Approximately how many people would the completed project displace? [\[help\]](#)

**One dwelling unit will be removed. However, since the dwelling unit was abandoned, no residents would be displaced.**

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

**None.**

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

**The proposed development is compatible with the prescribed land use codes and designations for this Site. The development is consistent with the projected land use of this property.**

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

**None.**

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

**The completed project will provide 18 new detached and attached single-family residential homes. Homes will be priced with a market orientation to the middle-income level homebuyer.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

**One approximately middle-income home will be eliminated.**

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

**None.**

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

**The maximum building height will conform to City of Issaquah's building and zoning codes. The exterior building materials will be primarily wood or composite siding.**

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

**Views in the vicinity are not likely to be enhanced, extended or obstructed by development of this Project.**

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

**The location of the buildings adheres to or exceeds the minimum setback requirements of the City of Issaquah Municipal Code. The landscaping will be installed at the completion of building and paving construction. A Homeowners Association will maintain the landscaping and common elements.**

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

**Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

**Light and glare from the Project will not cause hazards or interfere with views.**

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

**The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.**

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

**Street lighting, when deemed necessary, will be installed in a manner that directs the light downward. Evergreen screening vegetation will also be installed at the edges of wetland and stream buffers where absence to mitigate light intrusion into these areas.d**

**12. Recreation [\[help\]](#)**

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

**Mine Hill Park is located a few hundred feet west of the Site. The existing road that bisects the critical areas tract will be repurposed as a trail, providing pedestrian access from the development area to Mine Hill Rd SW.**

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

**No.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

**The project is proposing a combined Storm Drainage/Recreation Tract, Tract B.**

**13. Historic and cultural preservation [\[help\]](#)**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [\[help\]](#)

**The Washington State Department of Archaeology & Historic Preservation is reviewing the project. Two of the existing single family homes are older than 45 years old, and will remain. One existing single family home, less than 45 years old, is proposed to be removed (it is already abandoned).**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

**No studies have been conducted to date. We understand that DAHP is conducting a review, based in its predictive model that archaeological resources may be present. As noted above, no homes over 45 years old are planned to be removed.**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

**We are not aware of any studies that have been conducted to date. However, DAHP is reviewing the proposal.**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

**There are no known impacts to any historic structures. Please see that attached site plans. The proposal was expressly designed to ensure that the existing homes that**

are over 45 years old) would not have to be removed.

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

**Mine Hill Road SW is the primary road currently serving the Site. The project is proposing to construct additional access along existing right-of-way from Clark St., approximately 350' north' of the Site.**

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

**Yes. The nearest public transit stop is approximately 0.20 miles north of the Site, located at Newport Way SW & W Sunset Way.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? <http://www.ecy.wa.gov/programs/sea/sepa/ChecklistGuidance.html> - Transportation

**The completed Project will have garage parking spaces. Each home will have a minimum of two-parking spaces.**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

**New roads will be required to provide access to the Site. On site, roads will be developed per City of Issaquah requirements.**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**The project will not use nor occur in the vicinity of water, rail, or air transportation.**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

**Per the Traffic Assessment provided by TENW, the Project will add 218 net new weekday trips.**

**Peak hours will generally be 7 AM – 9 AM and 4 PM – 6 PM.**

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

**Not to our knowledge.**

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

**The development will be contributing a proportionate share of impact fees for its traffic impacts.**

15. **Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

**Yes, the proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of the size. School age children generated by this development will attend schools in the Issaquah School District #411.**

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

**In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through traffic and school mitigation programs, if required.**

16. **Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity natural gas water refuse service telephone sanitary sewer septic system, other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

<b>Electricity</b>	<b>Puget Sound Energy</b>
<b>Natural Gas</b>	<b>Puget Sound Energy</b>
<b>Water</b>	<b>City of Issaquah</b>
<b>Sewer</b>	<b>City of Issaquah</b>
<b>Telephone</b>	<b>Centurylink</b>
<b>Cable</b>	<b>Comcast</b>

**C. Signature** [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee Maher Joudi

Position and Agency/Organization Principal, DR Strong Consulting Engineers

Date Submitted: 6/26/2020